

CONTROL
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RIVER ISLANDS RECEIVED
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AT LATHROP 2007 AUG 22 PM 3:34

August 20, 2007

Mr. Phil Isenberg, Chairman
Delta Vision
650 Capitol Mall
Sacramento, CA 95814

RE: Fact Sheet for the River Islands at Lathrop project

Dear Mr. Isenberg:

As a follow up to the letter I sent you on August 8th, attached please find a one page fact sheet for the River Islands project. As you can see, over the last several years, we have purchased all the land required for the project, acquired 100% of all the potable water and sewer requirements, and have already issued \$80 million in infrastructure bonds which are secured by the property.

The entire project has an approved Specific Plan and EIR. We also have a 30 year development agreement that vests the project's rights with the City. The first phase of the project has an approved tentative map for 4300 units, a 200 year level of flood protection and recent FEMA certification. The second phase is subject to an Environmental Impact Statement which is currently being prepared by the Army Corps of Engineers and is well underway. The Administrative Draft of the EIS is anticipated to be released this fall.

If you have any questions, please feel free to contact me at the numbers shown on the letterhead or email me at sdelloso@cambaygroup.com.

Sincerely,



Susan Dell'Osso
Project Director
River Islands at Lathrop

Encl.

cc: Mike Chrisman, Secretary, Resources Agency
Lester Snow, Director, Department of Water Resources
Member of the Delta Vision Blue Ribbon Task Force ✓
Jared Ficker, California Strategies



THE CAMBAY GROUP, INC.

RIVER ISLANDS AT LATHROP PROJECT HIGHLIGHTS

Overall Project

Land Uses

- 4800 Acres
- 5 million square feet of Employment Center Space and Town Center Retail
- 11,000 Homes which include approximately 25% higher density product
- 9 Schools including 6 elementary, 2 middle and 1 high school
- Over 1000 acres of parks, open space and nature preserves (over 20%)

Existing Entitlements and Utility Provision

- Annexed to City of Lathrop in 1996
- City Approved Specific Plan/ EIR for Overall Land Use
- Development Agreement (30 years) vesting Overall Land Use
- 100% of land acreage purchased in Fee by River Islands
- 100% of Potable Water already purchased by River Islands
- 100% of Sewer Capacity guaranteed to River Islands
- \$80 million in infrastructure bonds have been issued and secured by property

Phase One

Land Uses

- 1800 Acres
- 3.5 million square feet of Employment Center Space and Town Center Retail
- 4300 Homes which include over 1250 higher density units
- 3 schools including 2 elementary and 1 middle
- Over 250 acres of parks, open space and nature preserves

Existing Entitlements (In Addition to that Approved For Overall Project)

- Vesting Tentative Map approving land uses described above
- 200-Year level of Flood Protection (300' wide levees) and new FEMA Certification
- Participation and payment of fees for SJCOG Multi Species Habitat plan

Subjective Major Entitlements Remaining for Construction

- Federal – NONE
- State – NONE
- Local - NONE

Phase Two

Land Uses

- Balance of the Overall Land Uses including 800 acre Paradise Cut Habitat Preserve; Set back of 5 miles of levees to widen existing flood bypass; Extensive Eco-Restoration along River system for re-creation of riparian habitat

Subjective Major Entitlements Remaining for Construction

- Federal: EIS (administrative draft pending and due for release in Fall 2007), Clean Water Act and Rivers and Harbors Act permits for wetland fills, levee improvements, marina, eco-restoration, and other flood control improvements
- State: Encroachment Permits from State Reclamation Board for levee improvements
- Local: Tentative Maps and Preliminary Development Plans, along with a tiered CEQA analysis at a project level